



**NOTICE OF A COMPLETE APPLICATION AND
NOTICE OF PUBLIC MEETING
CONCERNING A ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Municipality of Trent Lakes has received a complete application for a Zoning By-law Amendment (24-31) and is notifying the public in accordance with Section 34 of the *Planning Act*;

AND FURTHER, TAKE NOTICE that the Council of the Municipality of Trent Lakes will hold a public meeting to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

File #24-31

Date and Time of Meeting: Tuesday, March 4th at 1:00 pm

Location of Meeting: Municipality of Trent Lakes Council Chambers,
County Road 36, Trent Lakes, Ontario
Members of the public will be able to participate electronically in addition to attending in-person.

Members of the Public are encouraged to email written comments to development@trentlakes.ca prior to the date above even if they wish to speak at the meeting in order for Council to have their comments in the event they are unable to attend/not successful in joining the electronic meeting.

Location of Subject Lands: Concession 12 Part Lot 2, Parts 1, 2, & 3, 45R-13738
Part 1 Registered Plan 45R-14006

Address: 23 Fire Route 41
Roll No.: 1542-010-001-12600

Applicant: Christine Silverstone of Silverstone Architectural Design (Owners: Pavicic)

Purpose and Effect of the Zoning By-Law Amendment

The subject lands are currently zoned Shoreline Residential – Private Access (SR-PA) in the Municipality’s Comprehensive Zoning By-law No. B2014-070, as amended. The purpose of the proposed Zoning By-law Amendment is the rezone the property from the “**Shoreline Residential-Private Access (SR-PA)**” Zone to “**Shoreline Residential-Private Access with a Special Exception**” Zone to permit the construction of two additions to an existing single detached dwelling in the water yard. The applicants are requesting relief from the following:

- Relief from the allowable ground floor expansion amount of 50% based on an existing ground floor area of 63.9 sq. m. (889 sq. ft.) with a proposed 92% increase in ground floor area of 159 sq. m. (1713 sq. ft.) for the proposed additions to a combined ground floor area of 241.7 sq. m. (2602 sq. ft.).
- A reduction to the 30.0 m. (98.4 ft.) minimum water yard setback to 22.28 m. (73.15 ft.) from the northeast corner of the proposed 2 storey addition. The proposed addition will improve upon the existing dwelling’s water yard setback of 20.5 m. (67.25 ft.).
- A reduction to the required setback to a private right of way of 12 m. (39.4 ft.) to 4.87 m. (16 ft.) for the proposed southerly addition.
- A reduction to the required interior side yard setback of 4.5 m. (14.9 ft.) to 1.5 m. (4.9 ft.); and
- A reduction to the required setback to a private right of way of 12 m. (39.4 ft.) to 1.5 m. (5 ft.) for the purpose of relocating an existing storage shed.

The applicant has submitted the following information and reports, which are available for public review at the municipal office during regular business hours and on the website under the “Current Planning Applications” tab:

1. Survey dated August 2nd, 2023, prepared by Elliott and Parr
2. Site Plan with proposed development prepared by Silverstone Architectural Design

3. Working Drawings prepared by Silverstone Architectural Design
4. Stage 1 and Stage 2 Archaeological Study dated November 6th, 2024, prepared by Earthworks

Representation and Notification

Any person may attend the in-person or electronic public meeting and make written and/or oral submissions either in support of or in opposition to the proposed amendment. In order to participate electronically, please register for the webinar. The link is provided in the agenda for the regular Council meeting on Tuesday February 25th, 2025, which can be found at calendar.trentlakes.ca/meetings. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If a specified person or public body does not make written or oral submissions at a public meeting or make written submissions to the Municipality of Trent Lakes before the by-law is passed, the specified person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT).

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Trent Lakes before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Municipality of Trent Lakes on the proposed Zoning By-law Amendment, you must make a written request to the Municipality of Trent Lakes, at 760 County Road 36, Trent Lakes, Ontario, K0M 1A0.

Information

Additional information and material relating to the proposed Zoning By-law Amendment, including a copy of this notice, is available to the public for review at the Municipality of Trent Lakes office between 8:30 a.m. and 4:30 a.m., under File Number 24-31. Inquiries may be directed to Derek Bertram Planning Technician at (705) 738-3800 ext. 246, or via email at dbertram@trentlakes.ca. The Public Meeting agenda and related correspondence will be made available to the public on **Tuesday, February 25th, 2025, one week** prior to the meeting on the Municipal website.

Dated at the Municipality of Trent Lakes this **12th day of February 2025**.

Jessie Clark, Clerk
Municipality of Trent Lakes
760 County Road 36 Trent Lakes, ON K0M 1A0
Telephone: (705) 738-3800 Fax: (705) 738-3801

KEY MAP

